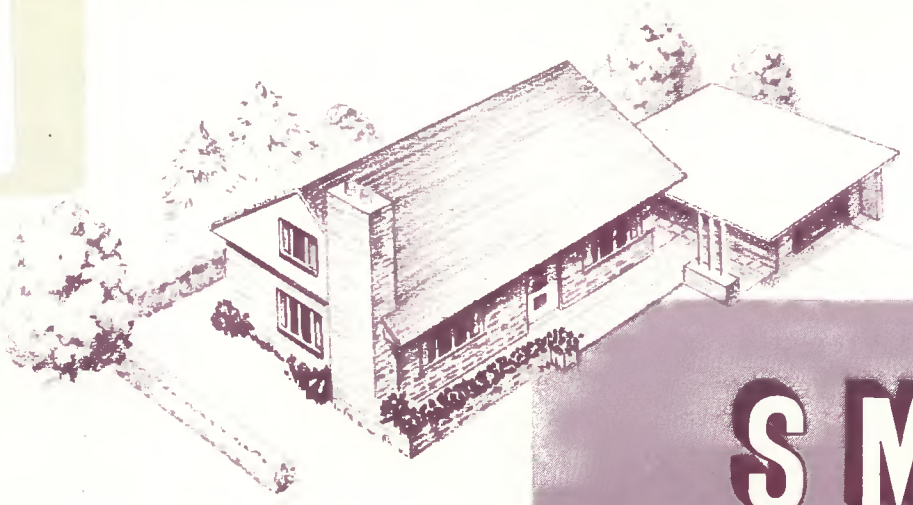
GOVT_PUBS
CA1
MH
50S53
NO
LOAN



SMALL HOUSE DESIGNS

One-and-a-half Storey

CENTRAL MORTGAGE AND HOUSING CORPORATION

Cal
MH
50553

FOREWORD

Canada Mortgage and Housing Corporation
Société canadienne d'hypothèques et de logement

Canadian Housing Information Centre
Centre canadien de documentation sur l'habitation

FOR REFERENCE ONLY
POUR RÉFÉRENCE SEULEMENT

ONE of a series of booklets containing attractive house plans designed especially by Canadian architects for Canadian requirements, SMALL HOUSE DESIGNS—1½-STOREY has been published to provide prospective home-owners with suggestions for new homes in the form of standard plans and designs. Other booklets in the series are:

SMALL HOUSE DESIGNS—BUNGALOWS
SMALL HOUSE DESIGNS— 2-STOREY

In addition, duplex designs are available on request in loose-leaf form, together with FARM HOUSES, a volume of ten farm house designs prepared and issued under the direction of the Prairie Rural Housing Committee.

A complete set of working drawings of each house illustrated, comprising four copies of blue-prints and four copies of "Outline Specification Form" (CMHC-24)—to be filled in by the owner and builder—may be purchased through Central Mortgage and Housing Corporation for $10.00 (farm houses, $7.50; duplexes, $15.00).

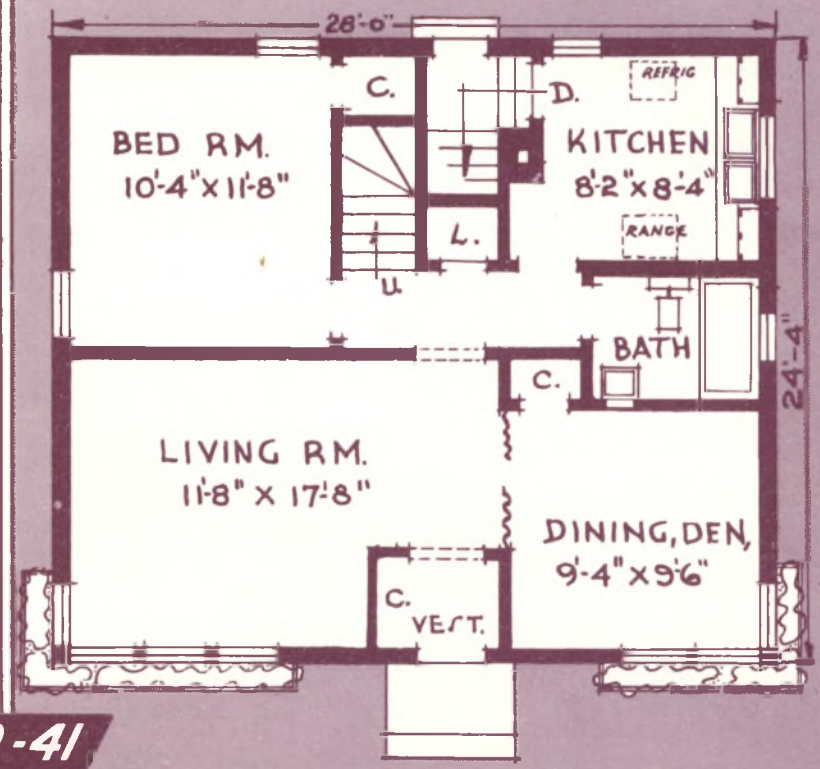
Working drawings should be ordered by number from the nearest regional or branch office of Central Mortgage and Housing Corporation. Regional and branch offices are located as follows:

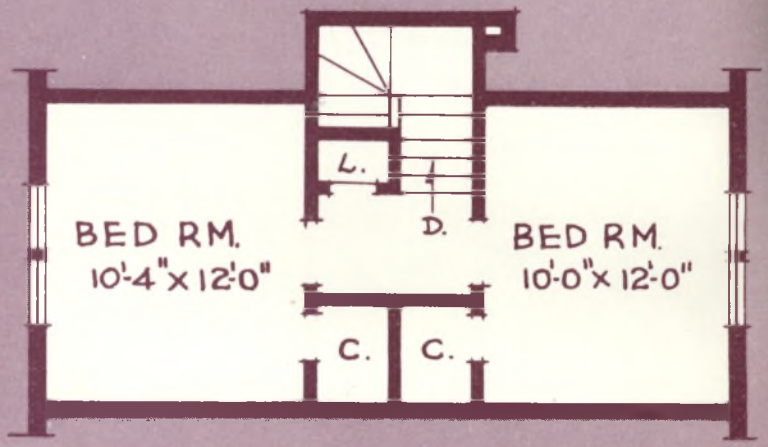
REGIONAL OFFICES

Vancouver	Winnipeg	Toronto	Montreal	Halifax

BRANCH OFFICES

Victoria	Edmonton	Sarnia	North Bay	Three Rivers
Trail	Regina	London	Peterborough	Quebec
Kelowna	Saskatoon	Hamilton	Ottawa	Saint John
Lethbridge	Windsor	Kitchener	Sherbrooke	Moncton
Calgary				St. John's, Nfld.



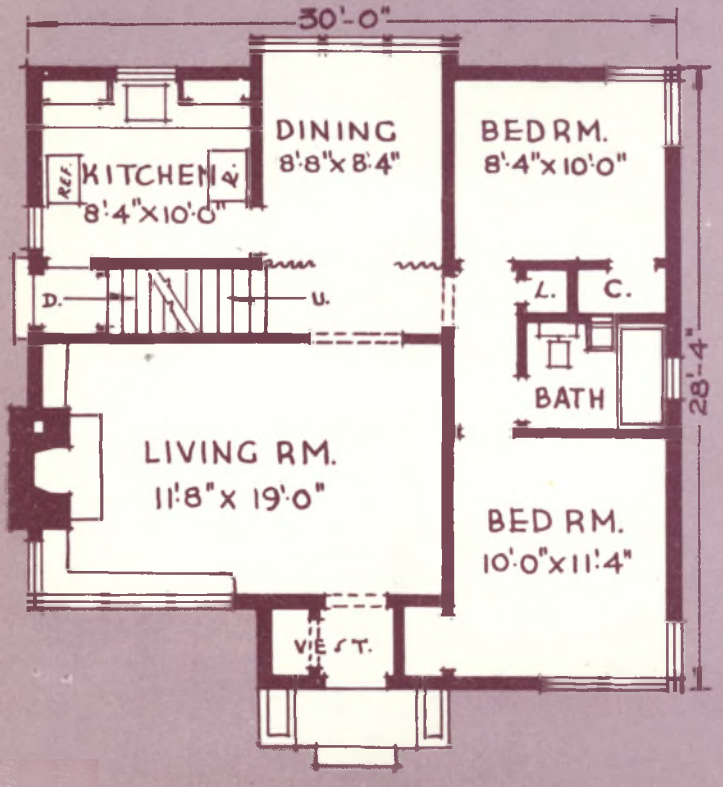


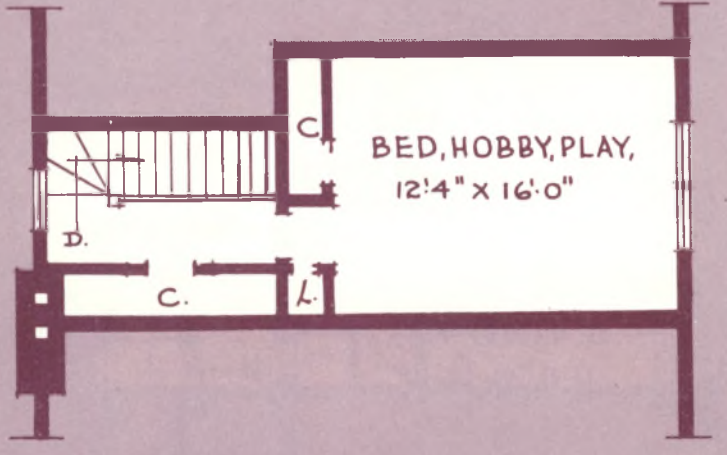
Area:
1st Floor: 680 sq. ft.
2nd Floor: 376 sq. ft.
Total: 1,056 sq. ft.

Cubic Contents:
15,980 cu. ft.

Architect:
M. G. Dixon

DESIGN Nº 50-41



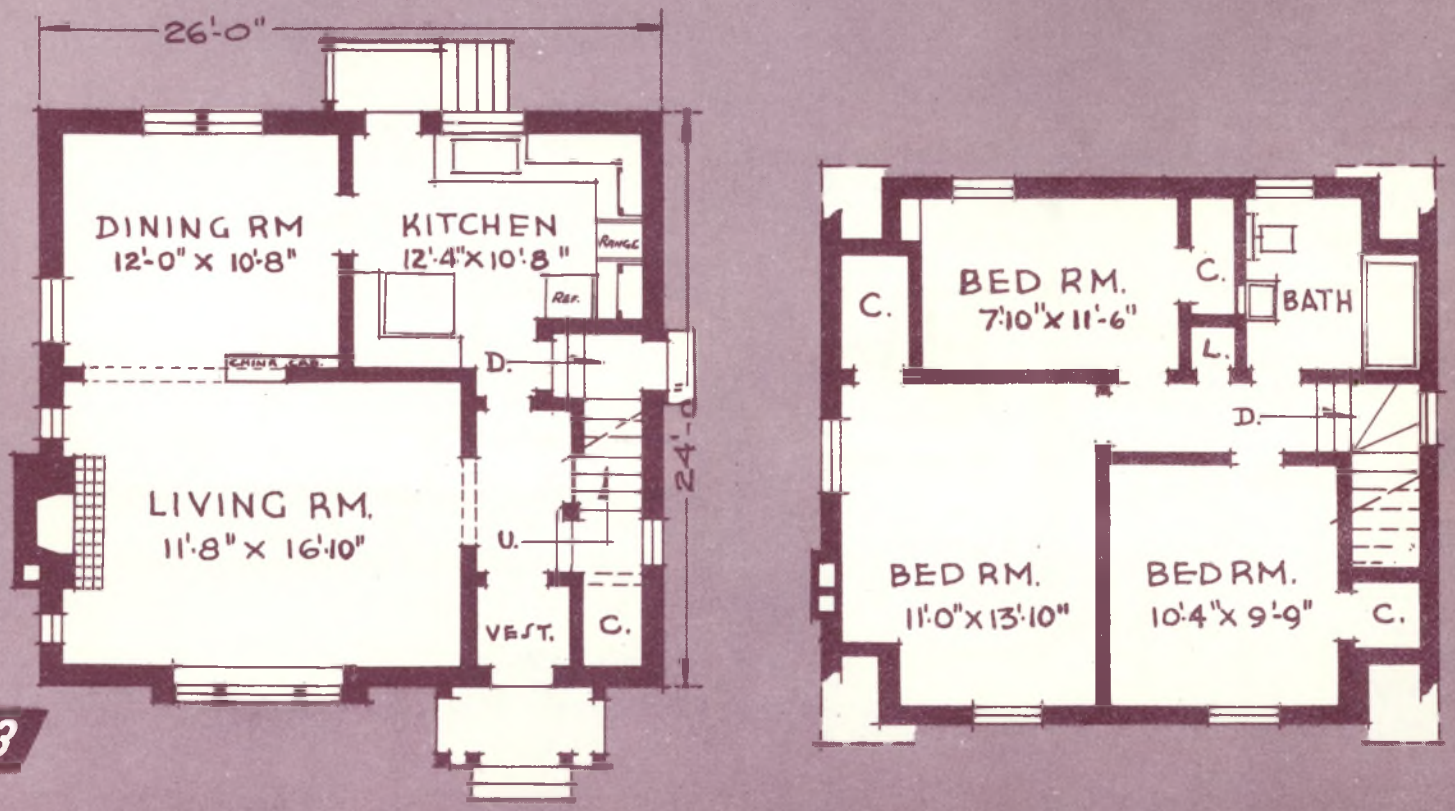


Area:
1st Floor: 815 sq. ft.
2nd Floor: 359 sq. ft.
Total: 1,174 sq. ft.

Cubic Contents:
18,555 cu. ft.

Architect:
M. G. Dixon

DESIGN No. 50-42

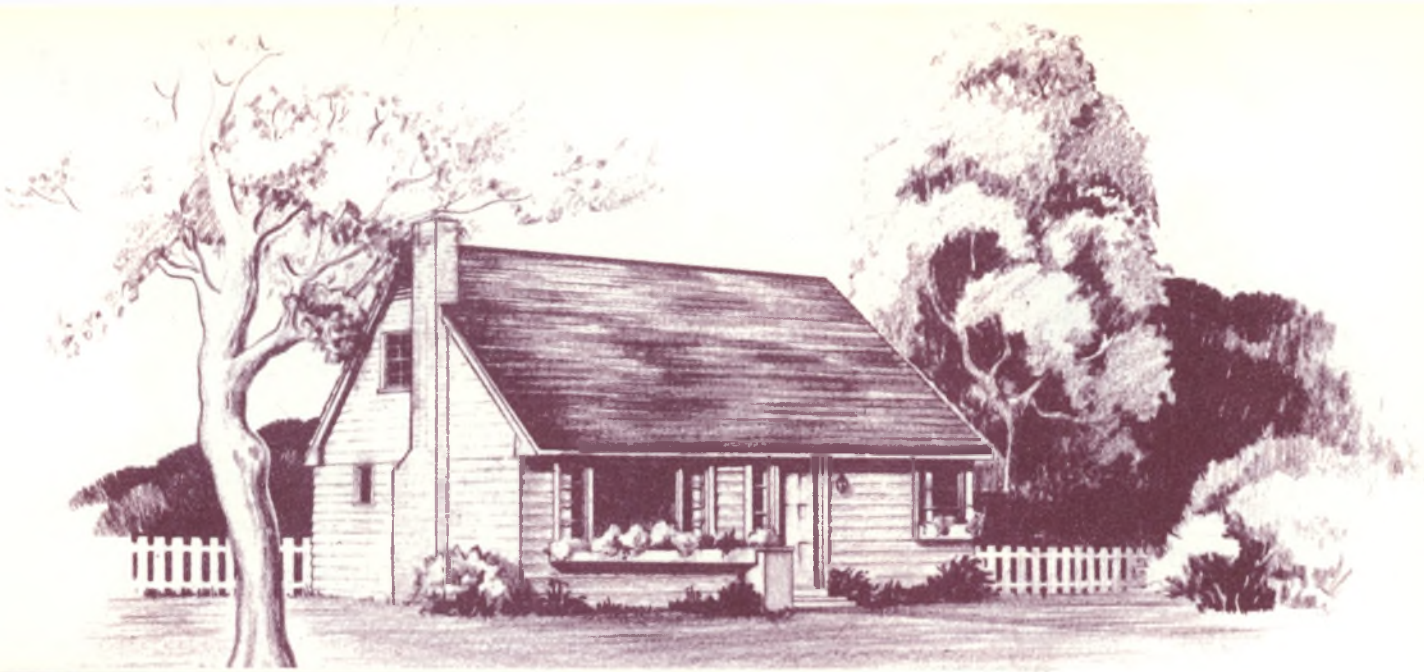


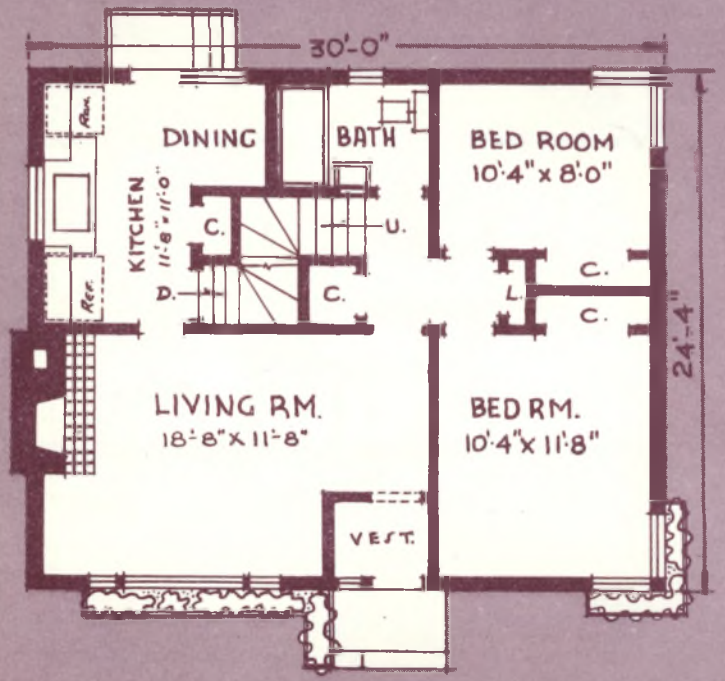
Area:
1st Floor: 633 sq. ft.
2nd Floor: 555 sq. ft.
Total: 1,188 sq. ft.

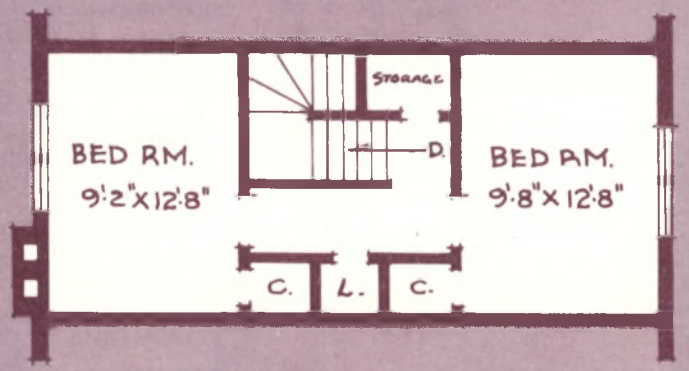
Cubic Contents:
17,598 cu. ft.

Architect:
H. Martineau
del. H. C. Jarvis

DESIGN Nº 50-43





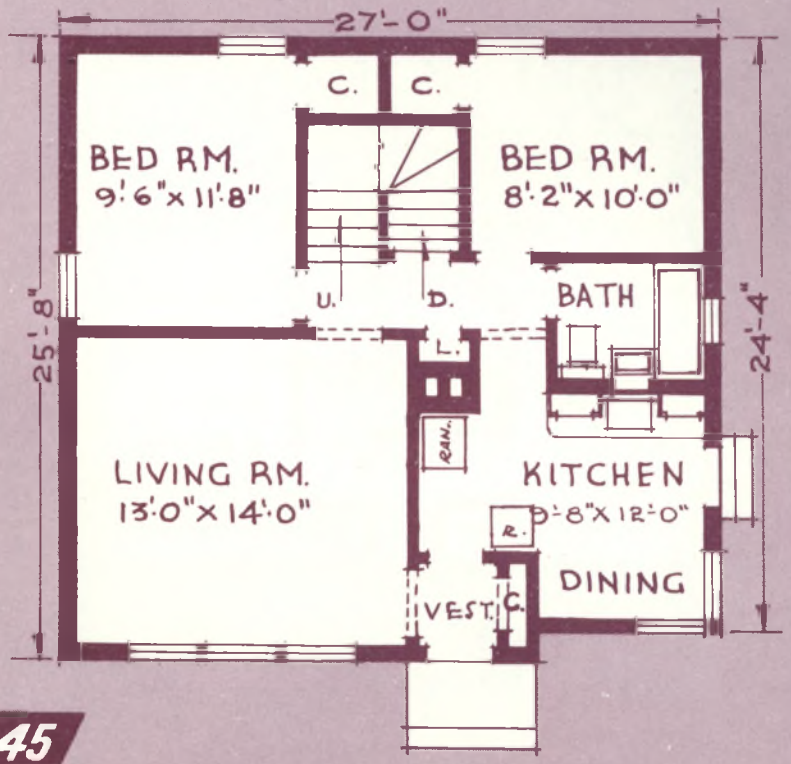


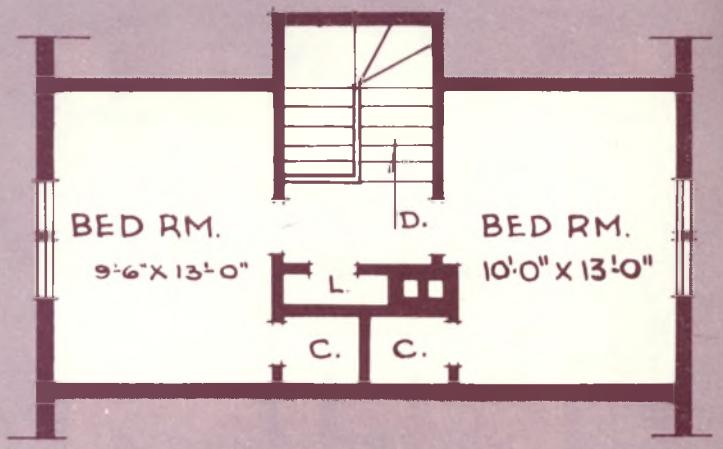
Area:
1st Floor: 730 sq. ft.
2nd Floor: 399 sq. ft.
Total: 1,129 sq. ft.

Cubic Contents:
16,666 cu. ft.

Architect:
M. G. Dixon

DESIGN No. 50-44



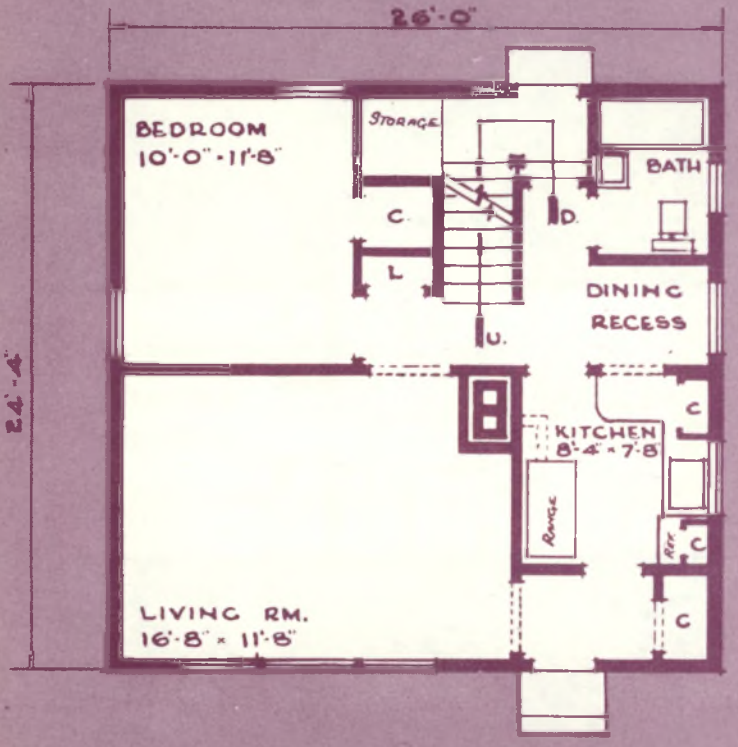


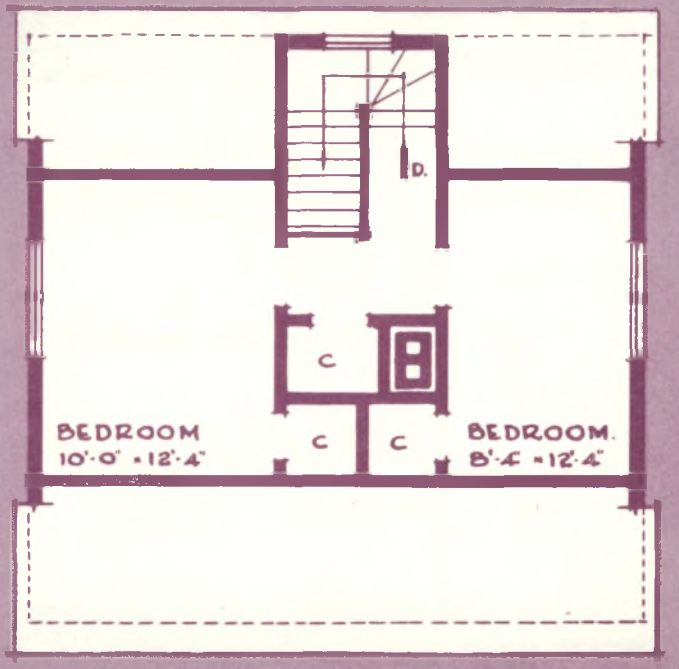
Area:
1st Floor: 684 sq. ft.
2nd Floor: 391 sq. ft.
Total: 1,075 sq. ft.

Cubic Contents:
15,768 cu. ft.

Architect:
M. G. Dixon

DESIGN Nº 50-45



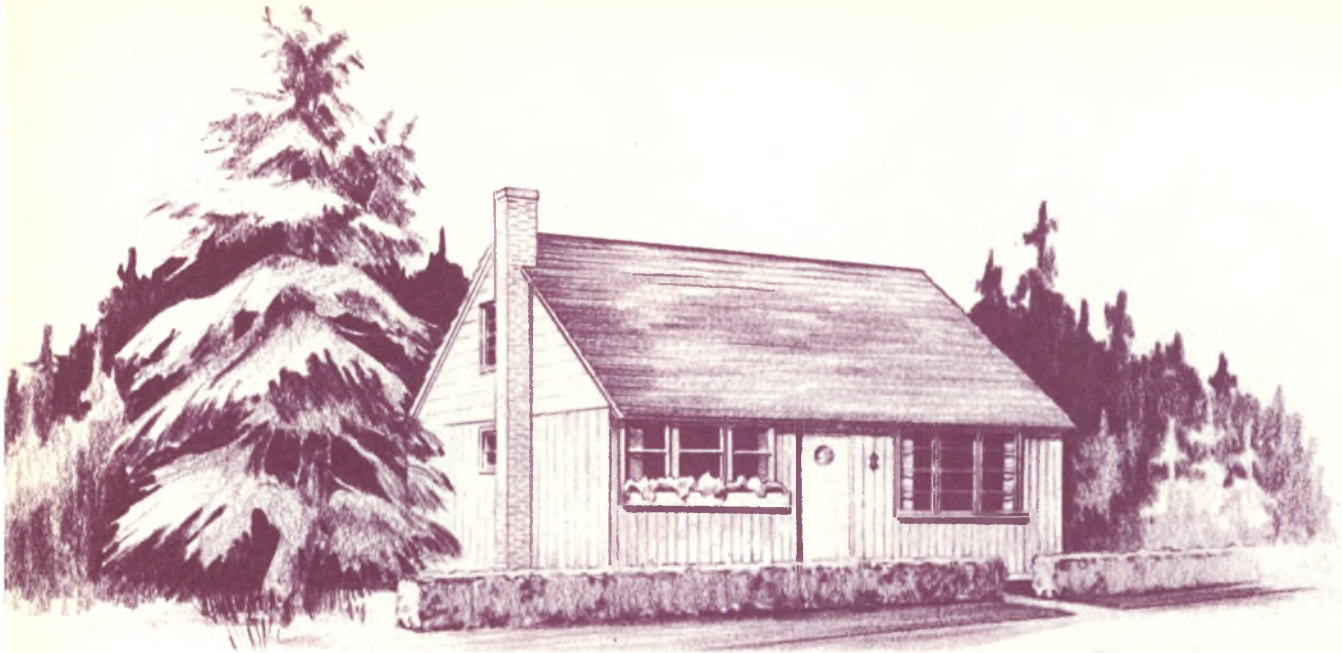


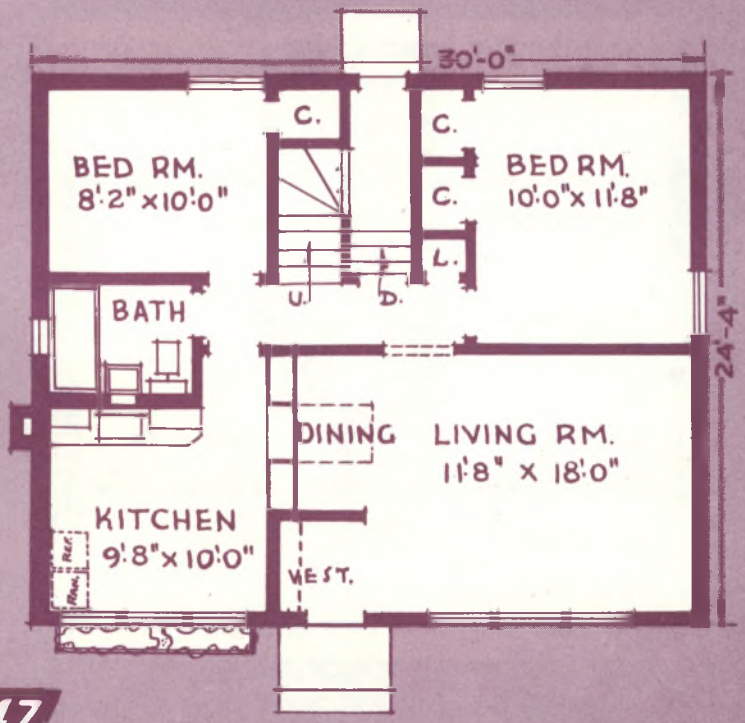
Area:
1st Floor: 633 sq. ft.
2nd Floor: 378 sq. ft.
Total: 1,011 sq. ft.

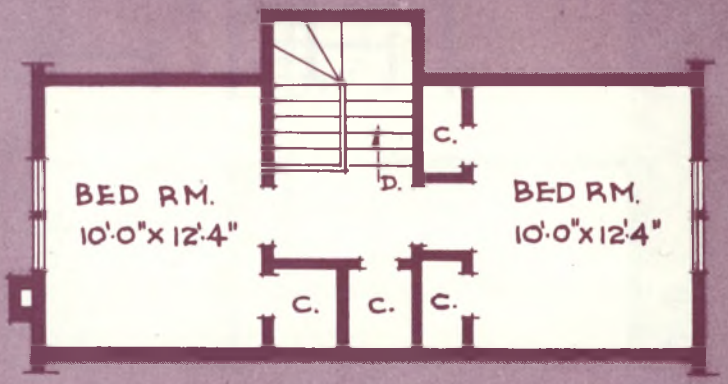
Cubic Contents:
14,703 cu. ft.

Architect:
M. G. Dixon

DESIGN No. 50-46





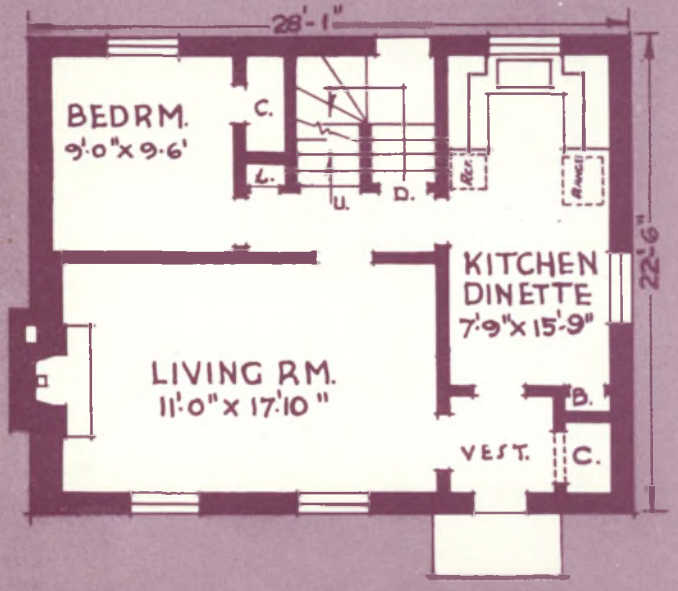


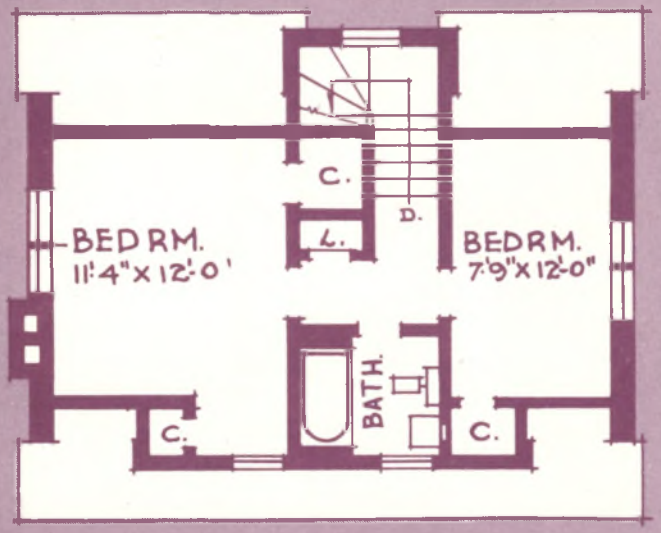
Area:
1st Floor: 730 sq. ft.
2nd Floor: 434 sq. ft.
Total: 1,164 sq. ft.

Cubic Contents:
16,666 cu. ft.

Architect:
M. G. Dixon

DESIGN Nº 50-47



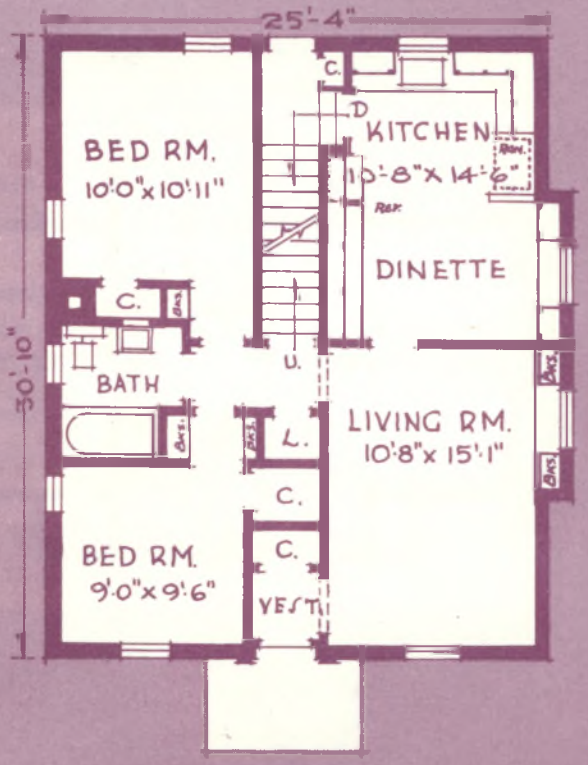


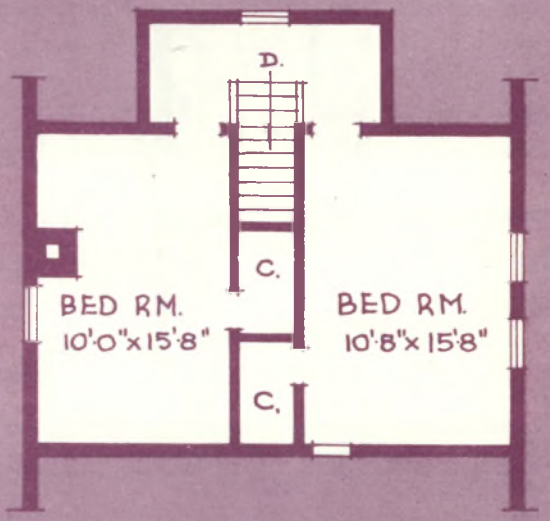
Area:
1st Floor: 623 sq. ft.
2nd Floor: 453 sq. ft.
Total: 1,076 sq. ft.

Cubic Contents:
15,461 cu. ft.

Architects:
Greensides & Langley

DESIGN No. 50-48



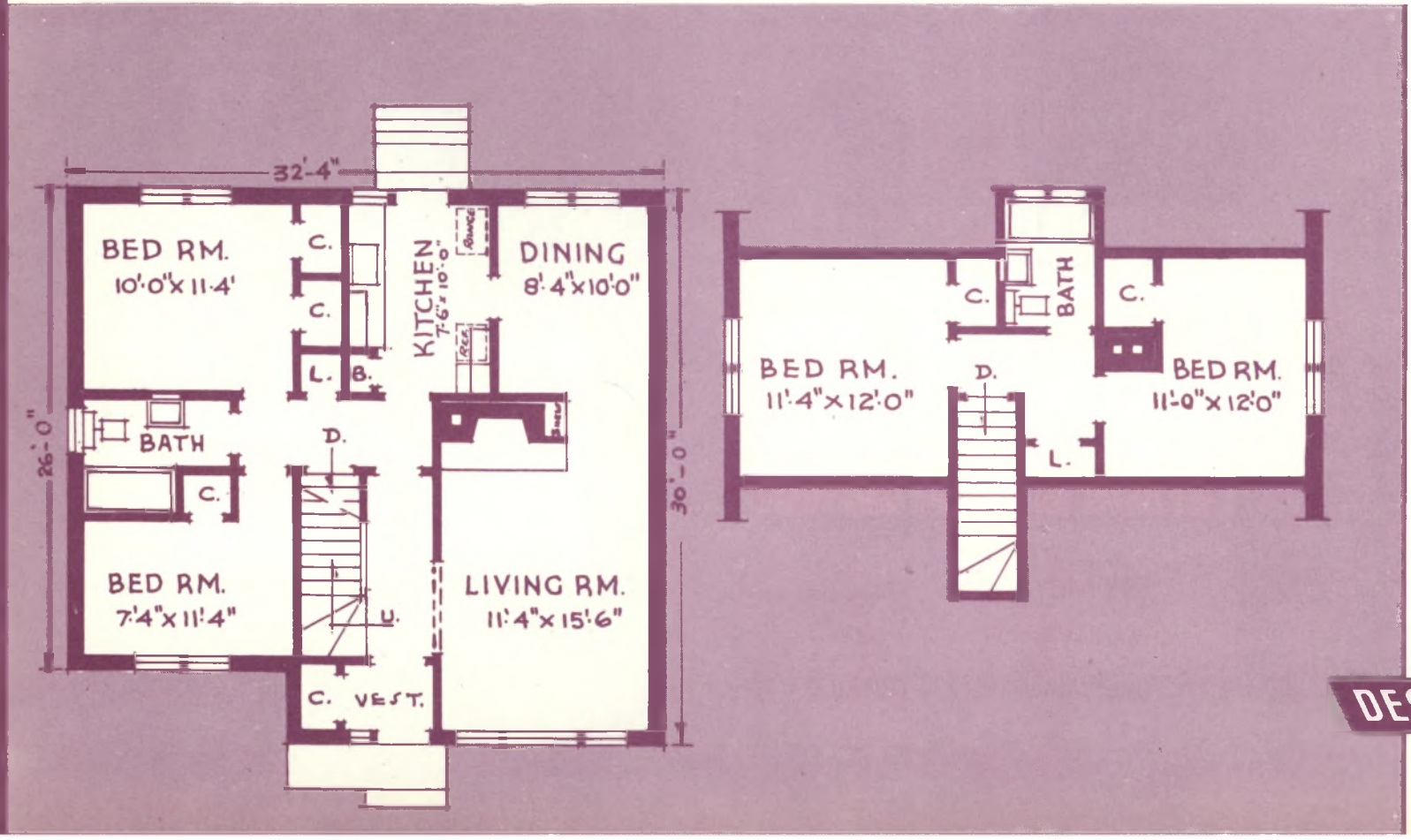


Area:
1st Floor: 801 sq. ft.
2nd Floor: 454 sq. ft.
Total: 1,255 sq. ft.

Cubic Contents:
18,524 cu. ft.

Architect:
H. C. Beckett

DESIGN Nº 50-49

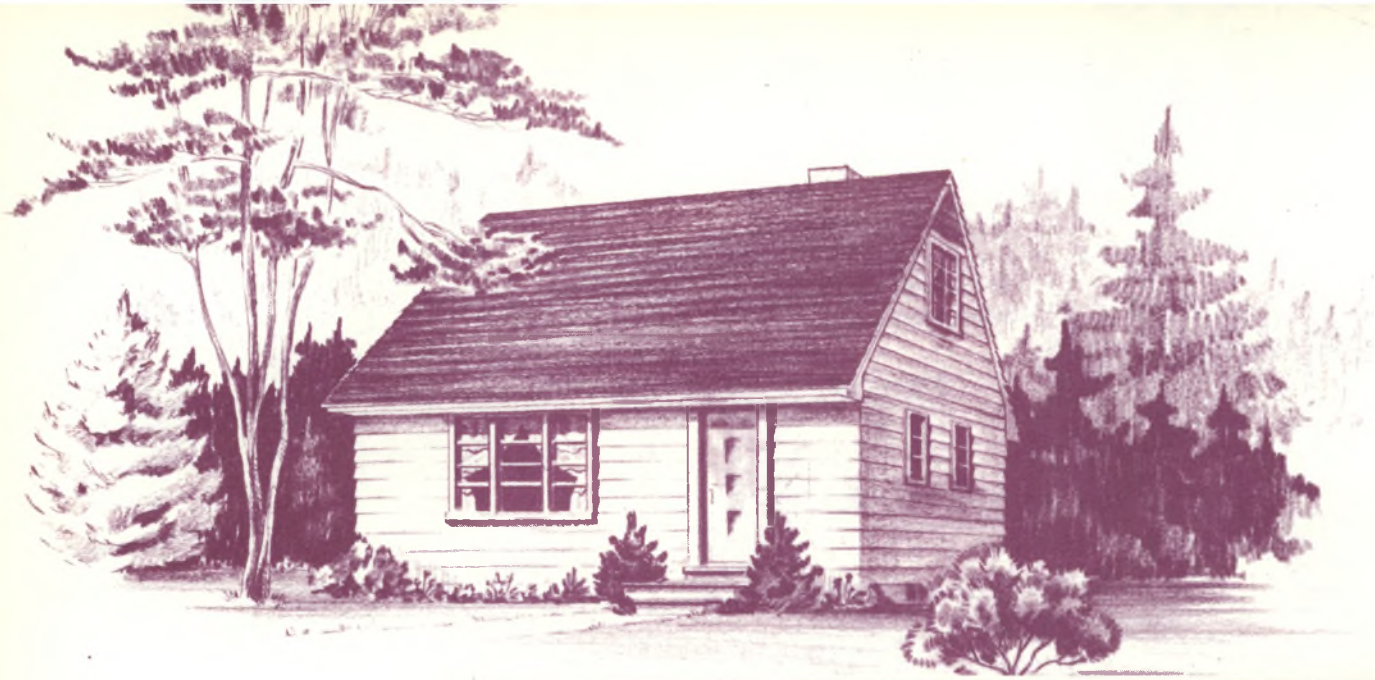


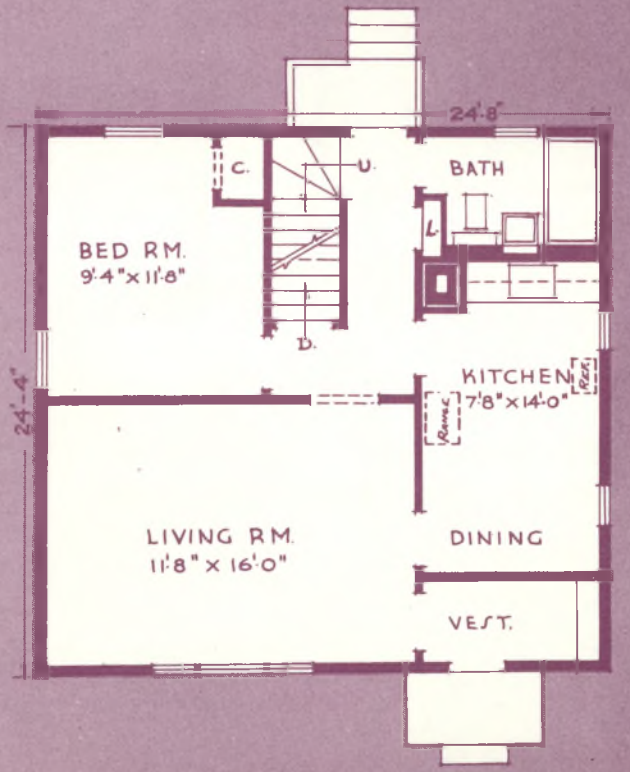
Area:
1st Floor: 913 sq. ft.
2nd Floor: 451 sq. ft.
Total: 1,364 sq. ft.

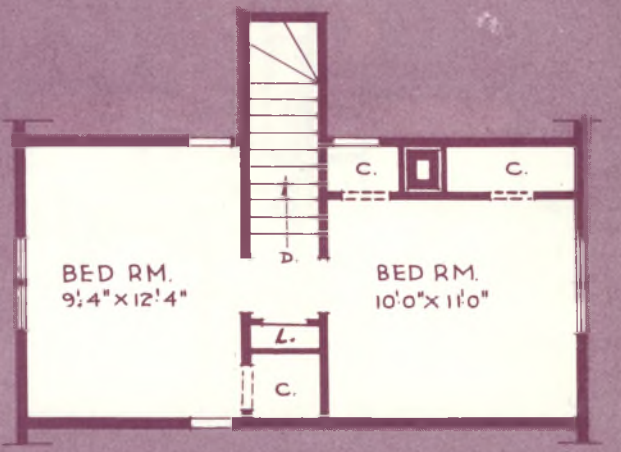
Cubic Contents:
20,585 cu. ft.

Architects:
Wilson & Newton

DESIGN Nº 50-50



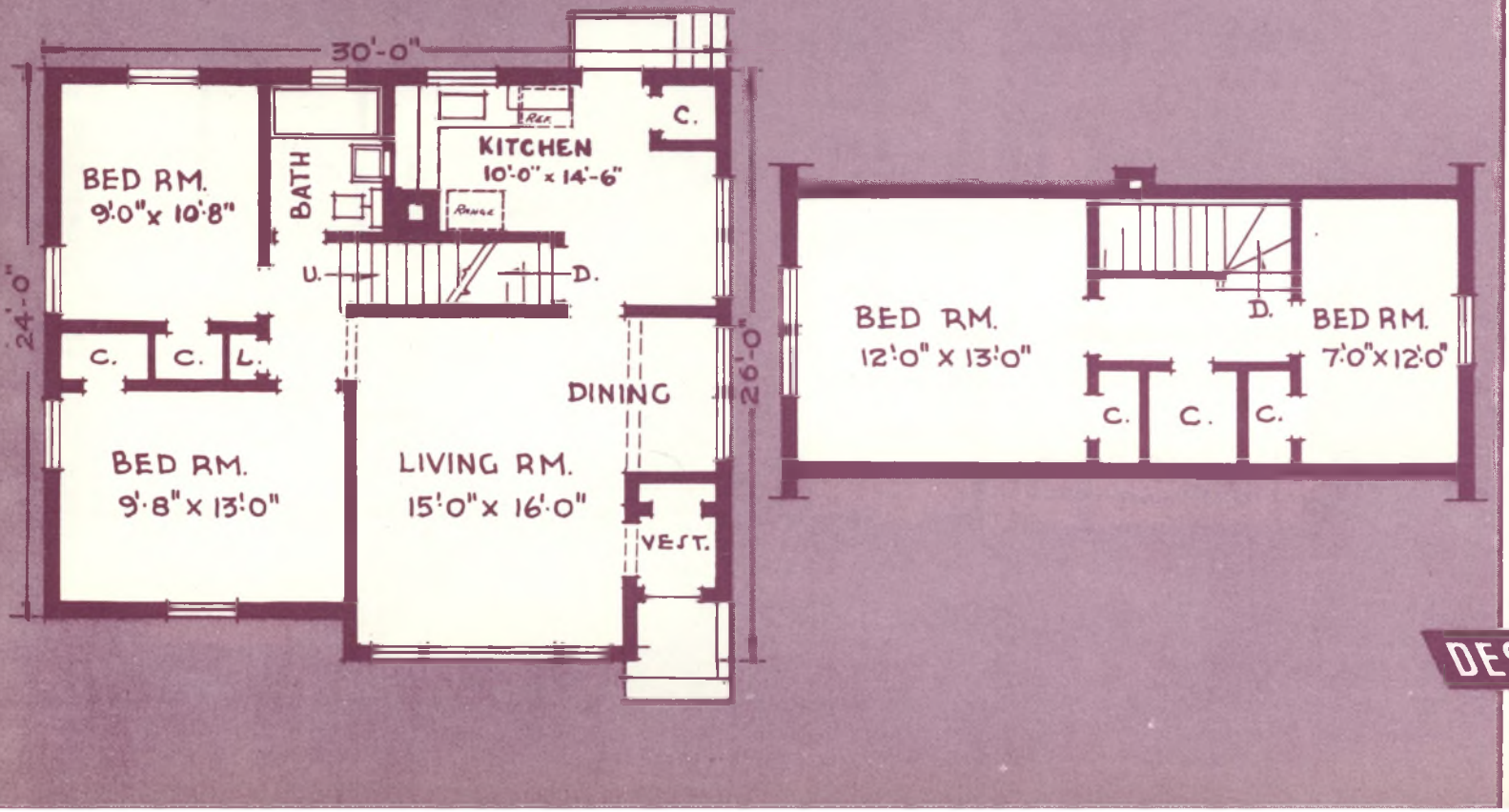




Area:
1st Floor: 600 sq. ft.
2nd Floor: 342 sq. ft.
Total: 942 sq. ft.

Cubic Contents:
13,848 cu. ft.

DESIGN Nº 50-51

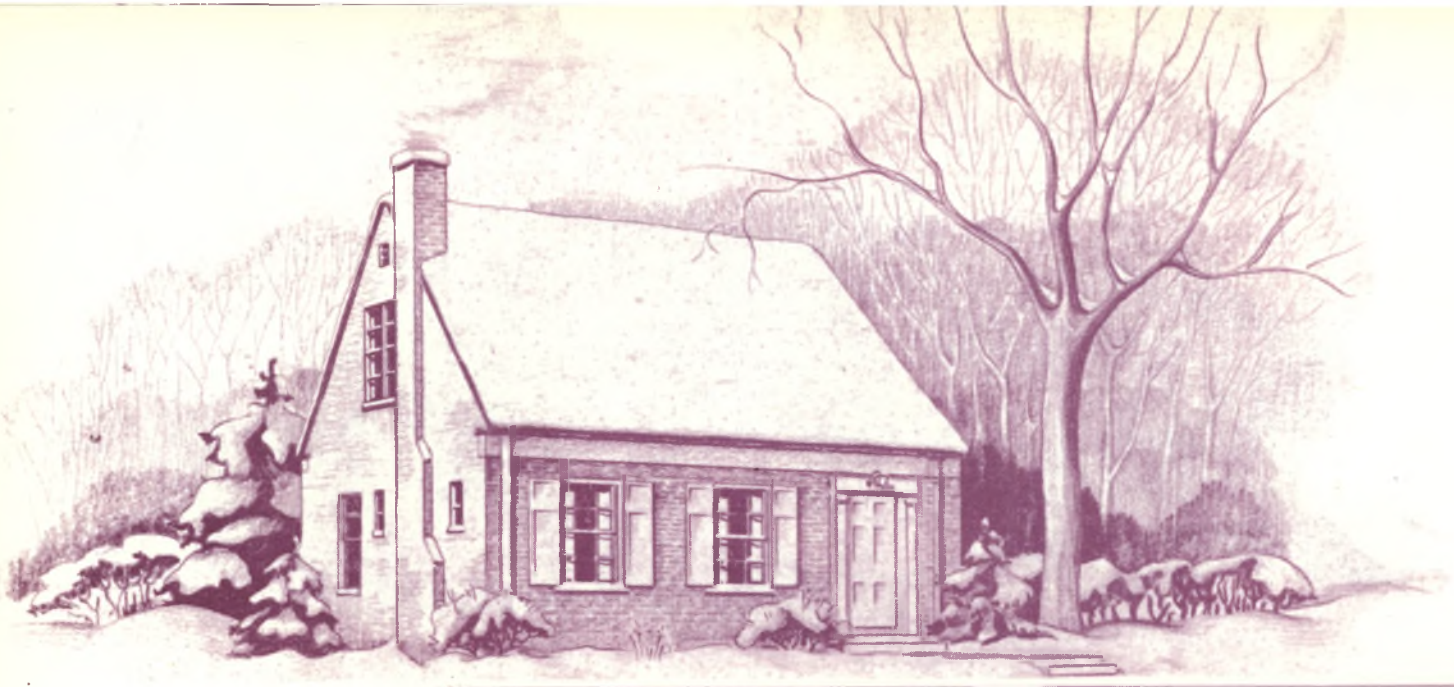


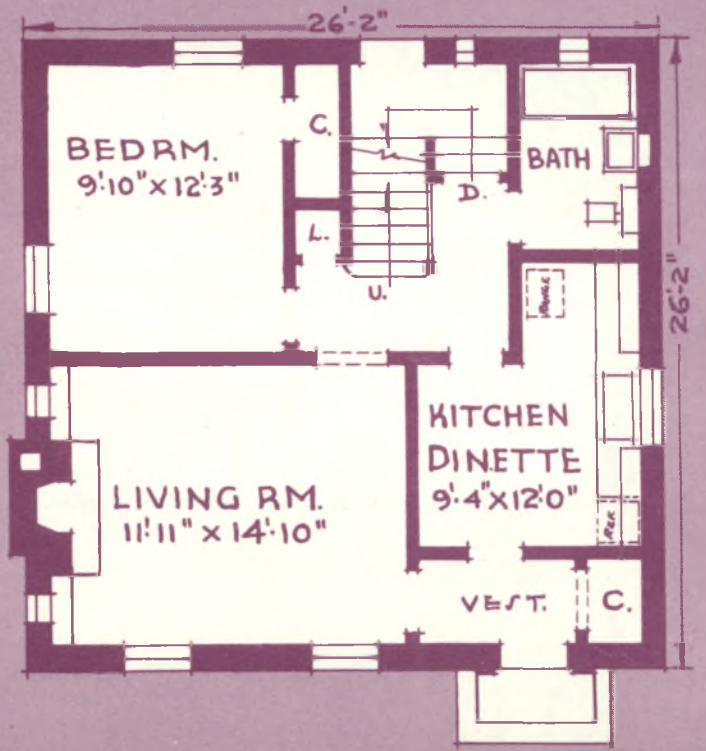
Area:
1st Floor: 745 sq. ft.
2nd Floor: 380 sq. ft.
Total: 1,125 sq. ft.

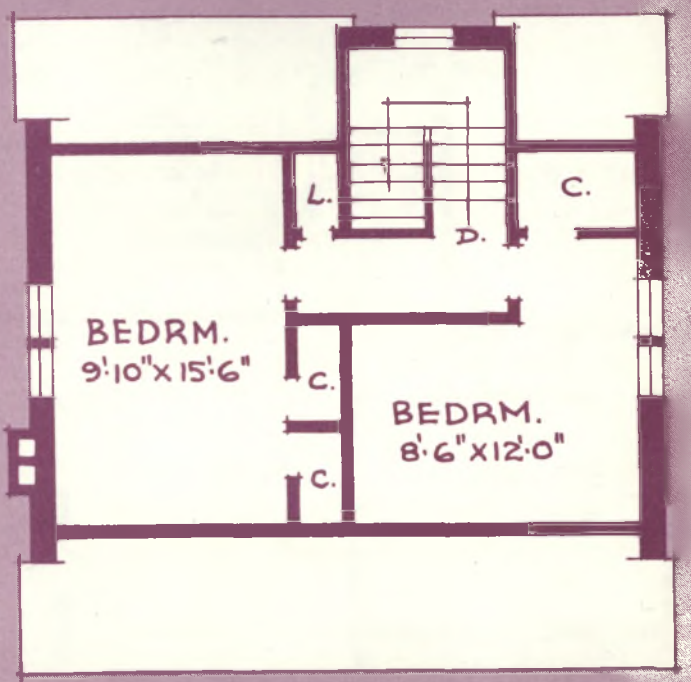
Cubic Contents:
17,287 cu. ft.

Architect:
M. G. Dixon

DESIGN Nº 50 -52



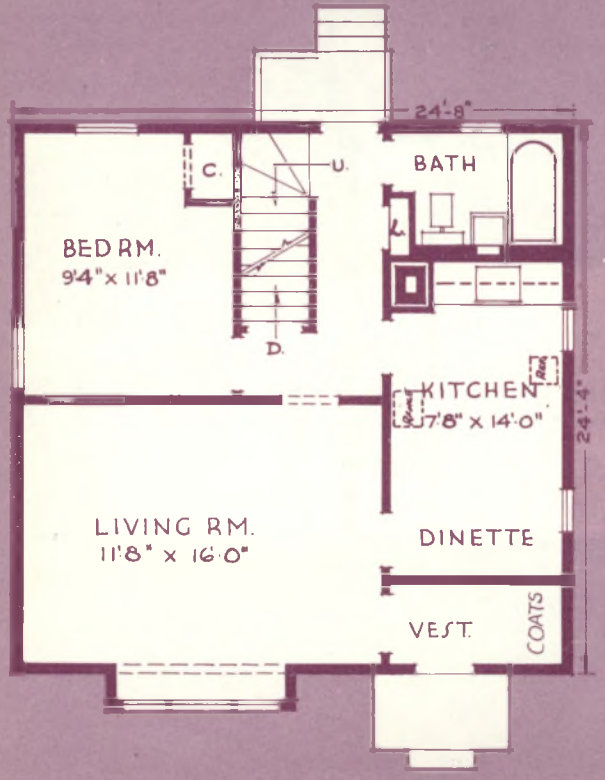


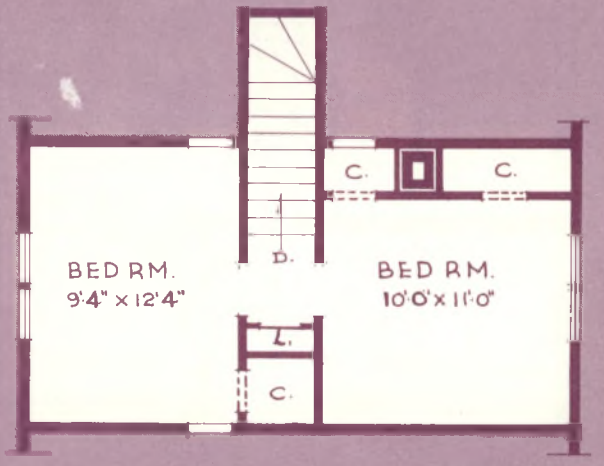


Area:
1st Floor: 685 sq. ft.
2nd Floor: 459 sq. ft.
Total: 1,144 sq. ft.

Cubic Contents:
16,775 cu. ft.

DESIGN Nº 50-53

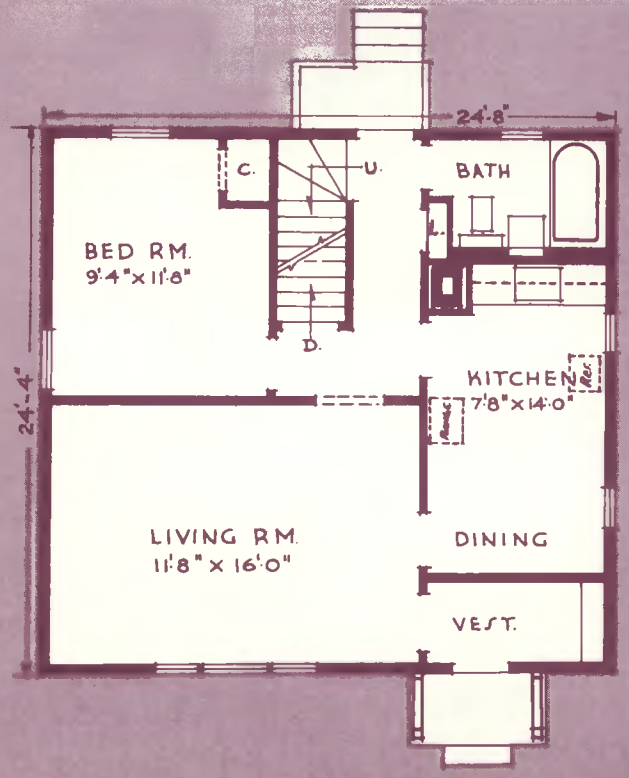


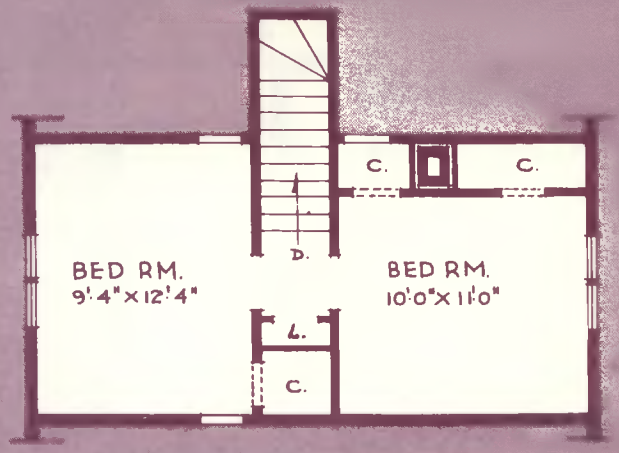


Area:
1st Floor: 615 sq. ft.
2nd Floor: 342 sq. ft.
Total: 957 sq. ft.

Cubic Contents:
13,975 cu. ft.

DESIGN Nº 50-54

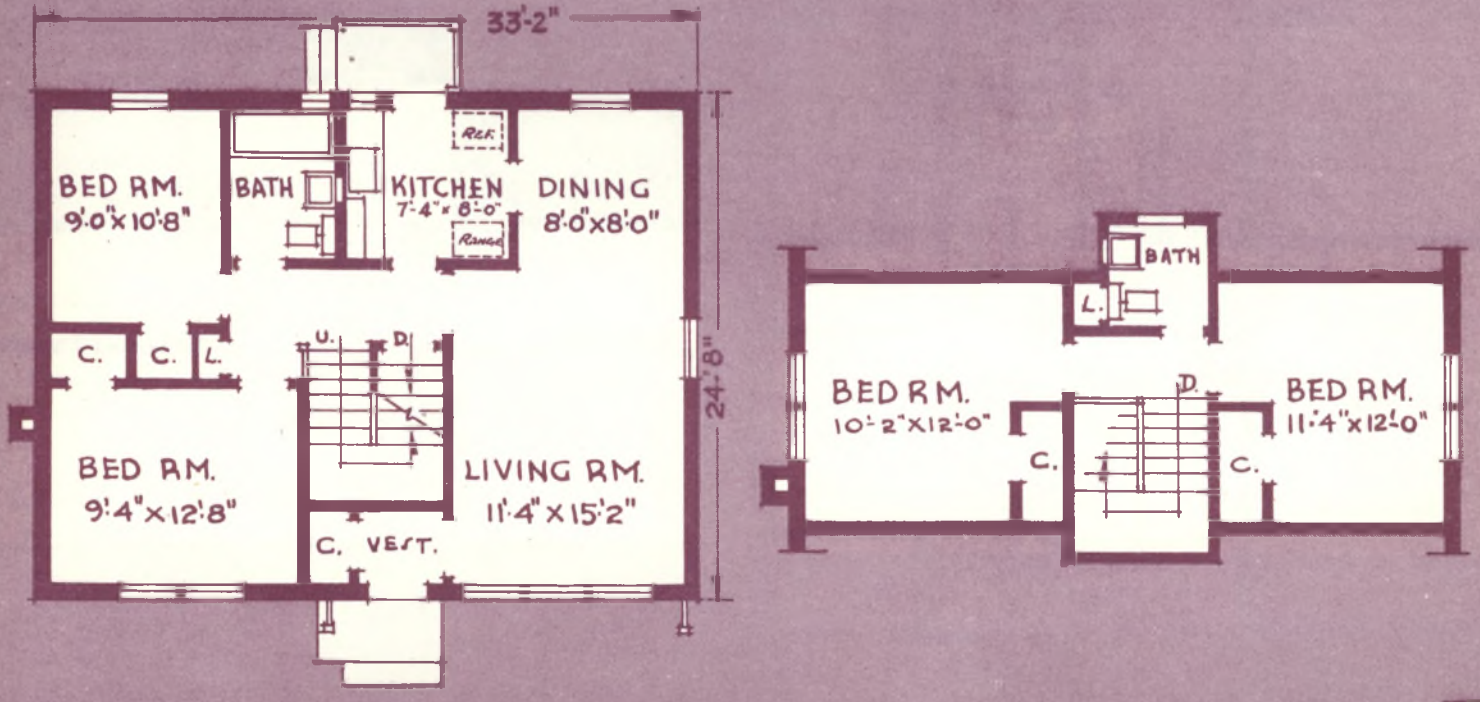




Area:
1st Floor: 600 sq. ft.
2nd Floor: 342 sq. ft.
Total: 942 sq. ft.

Cubic Contents:
13,848 cu. ft.

DESIGN Nº 50-55

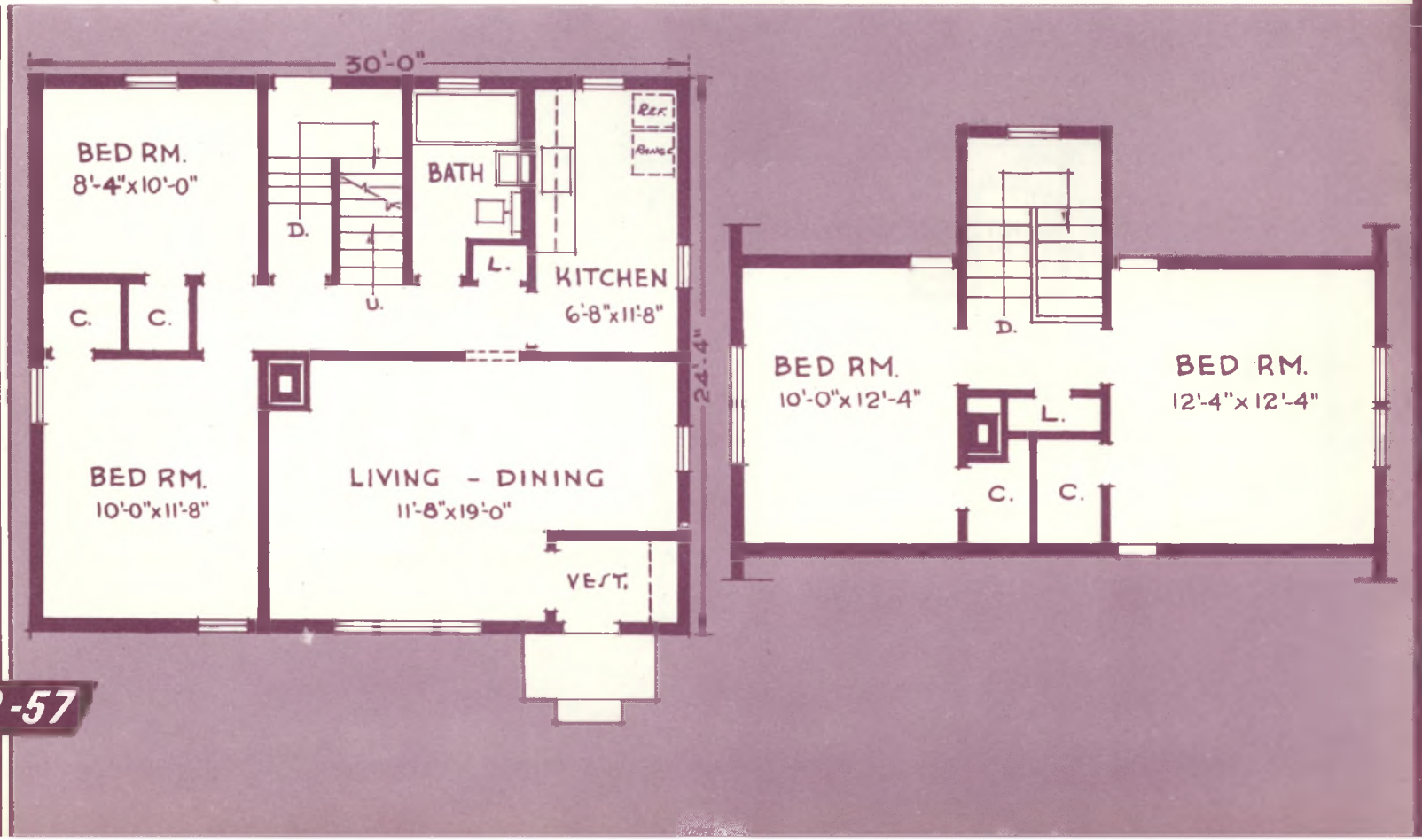


Area:
1st Floor: 825 sq. ft.
2nd Floor: 445 sq. ft.
Total: 1,270 sq. ft.

Cubic Contents:
18,467 cu. ft.

Architects:
Wilson & Newton

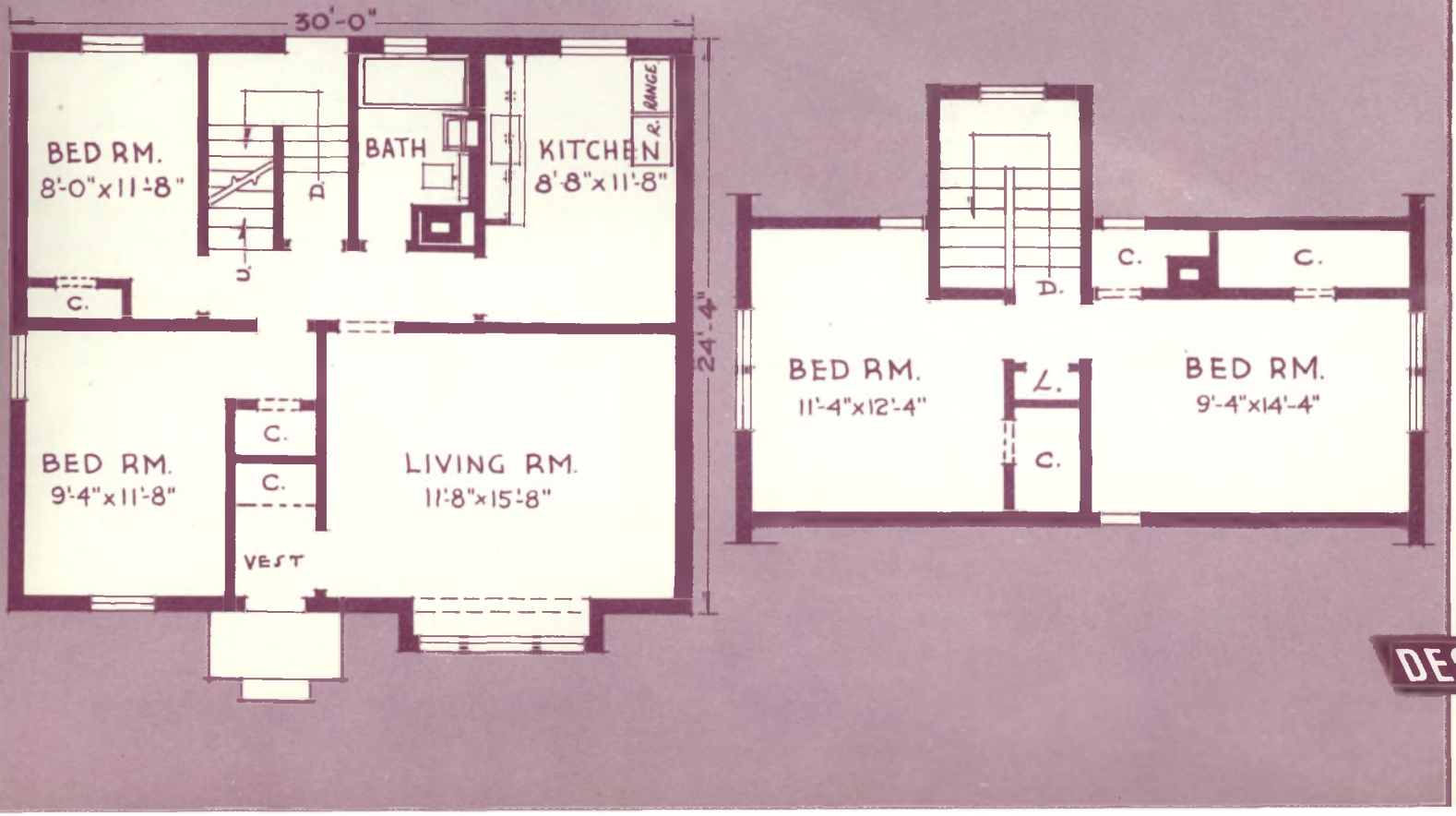
DESIGN No. 50-56



Area:
1st Floor: 730 sq. ft.
2nd Floor: 430 sq. ft.
Total: 1,160 sq. ft.

Cubic Contents:
16,525 cu. ft.

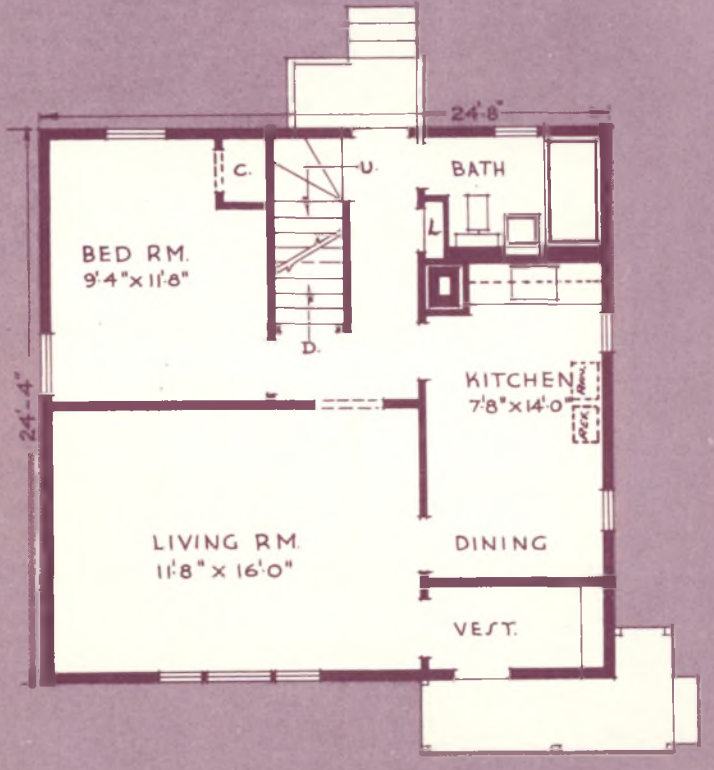
DESIGN Nº 50-57

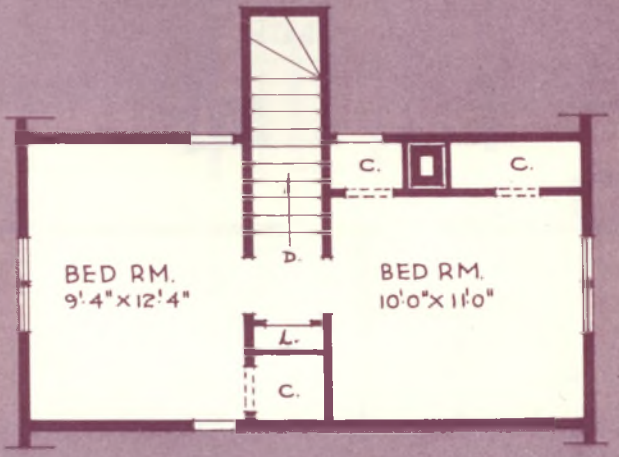


Area:
1st Floor: 745 sq. ft.
2nd Floor: 430 sq. ft.
Total: 1,175 sq. ft.

Cubic Contents:
16,960 cu. ft.

DESIGN Nº 50-58

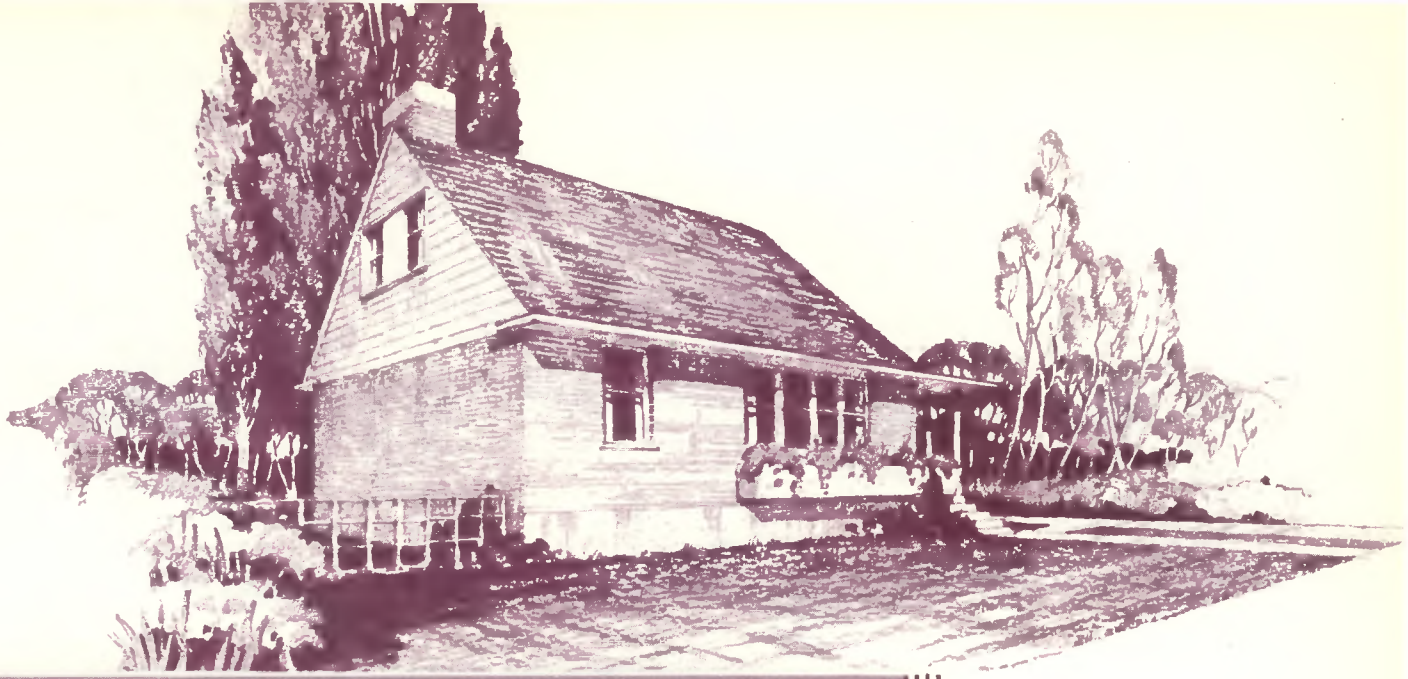


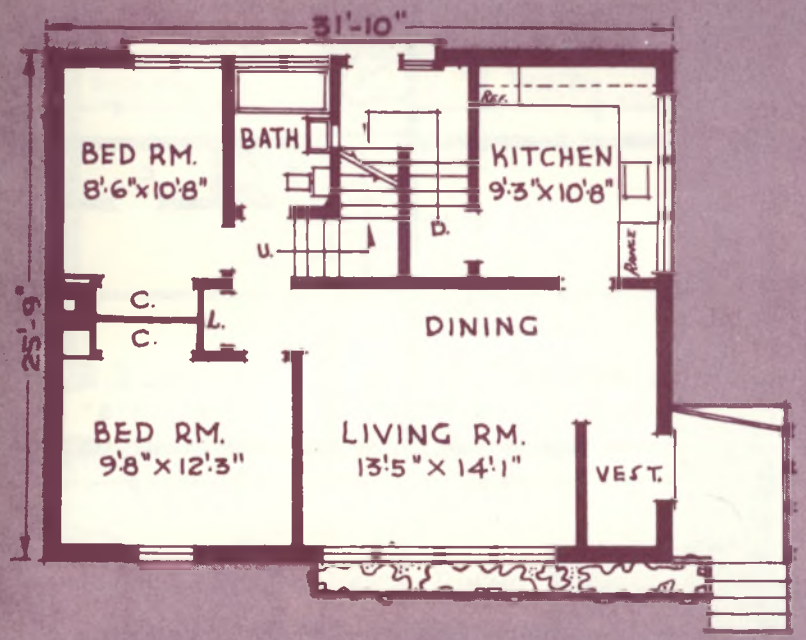


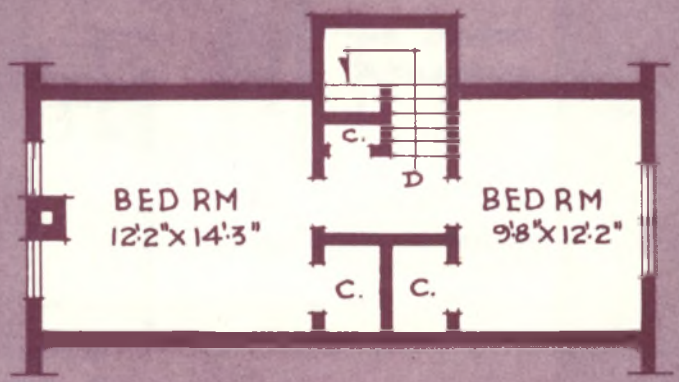
Area:
1st Floor: 600 sq. ft.
2nd Floor: 342 sq. ft.
Total: 942 sq. ft.

Cubic Contents:
13,848 cu. ft.

DESIGN Nº 50-59



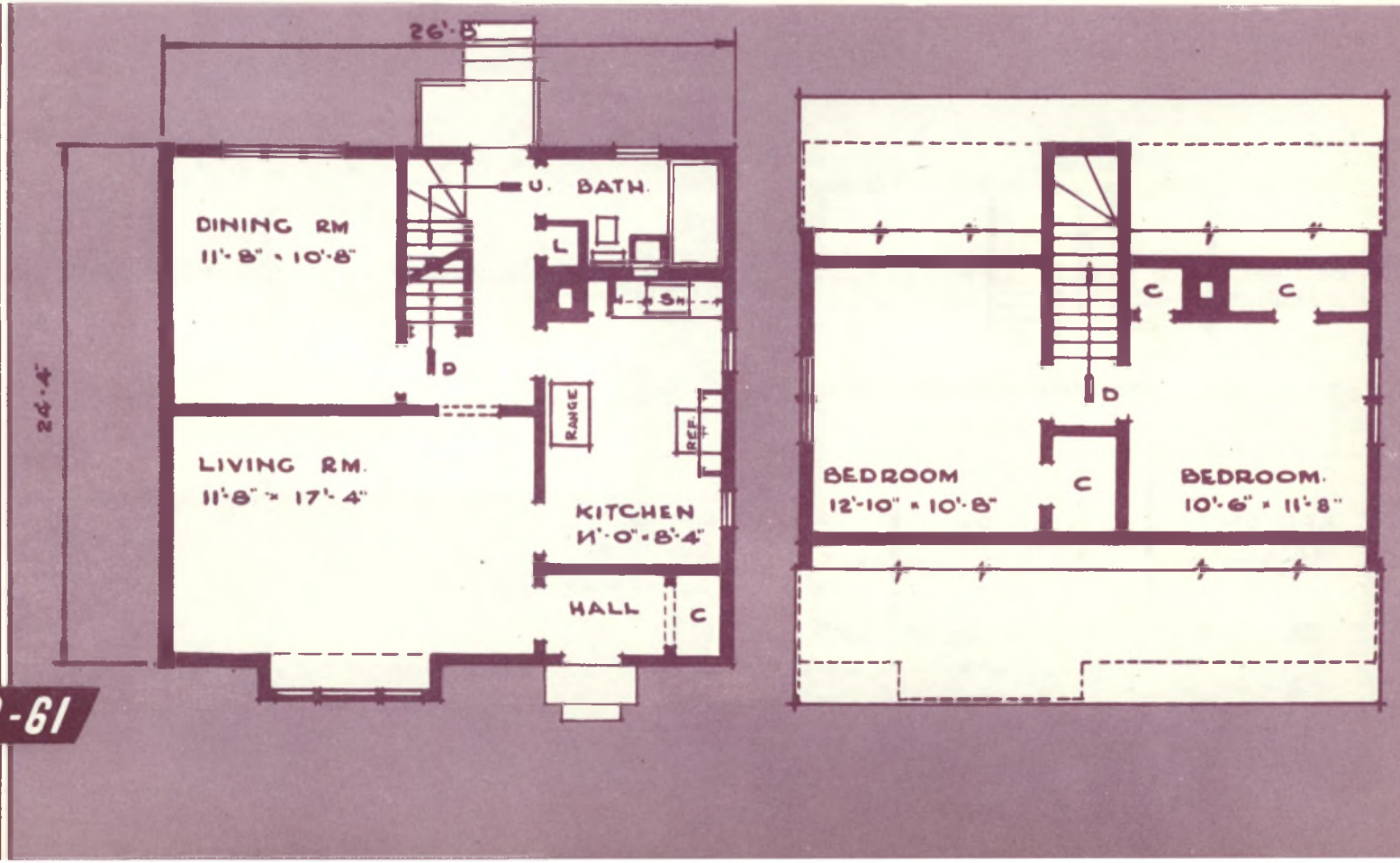




Area:
1st Floor: 820 sq. ft.
2nd Floor: 435 sq. ft.
Total: 1,255 sq. ft.

Cubic Contents:
18,516 cu. ft.

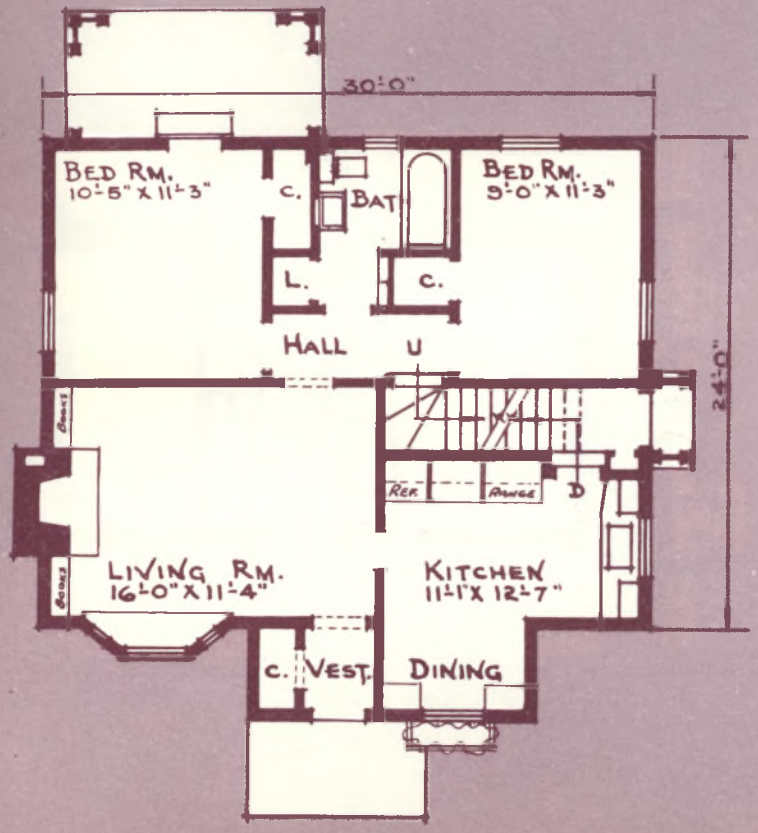
DESIGN No. 50-60

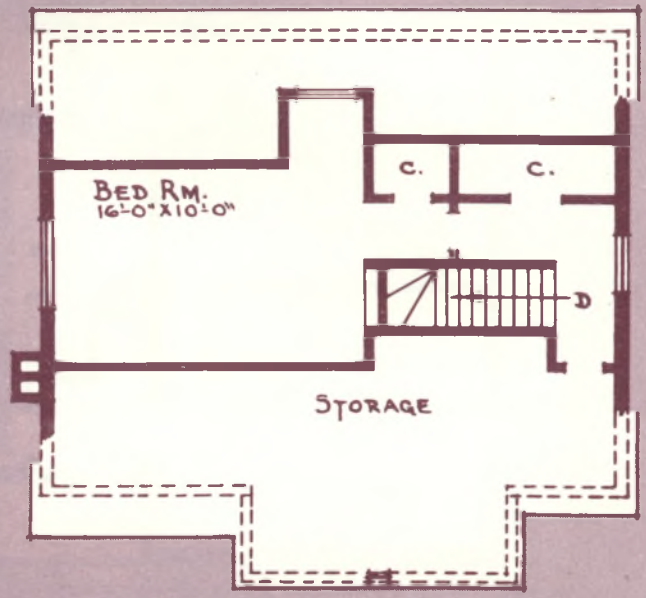


Area:
1st Floor: 648 sq. ft.
2nd Floor: 380 sq. ft.
Total: 1,028 sq. ft.

Cubic Contents:
14,904 cu. ft.

DESIGN Nº 50-61



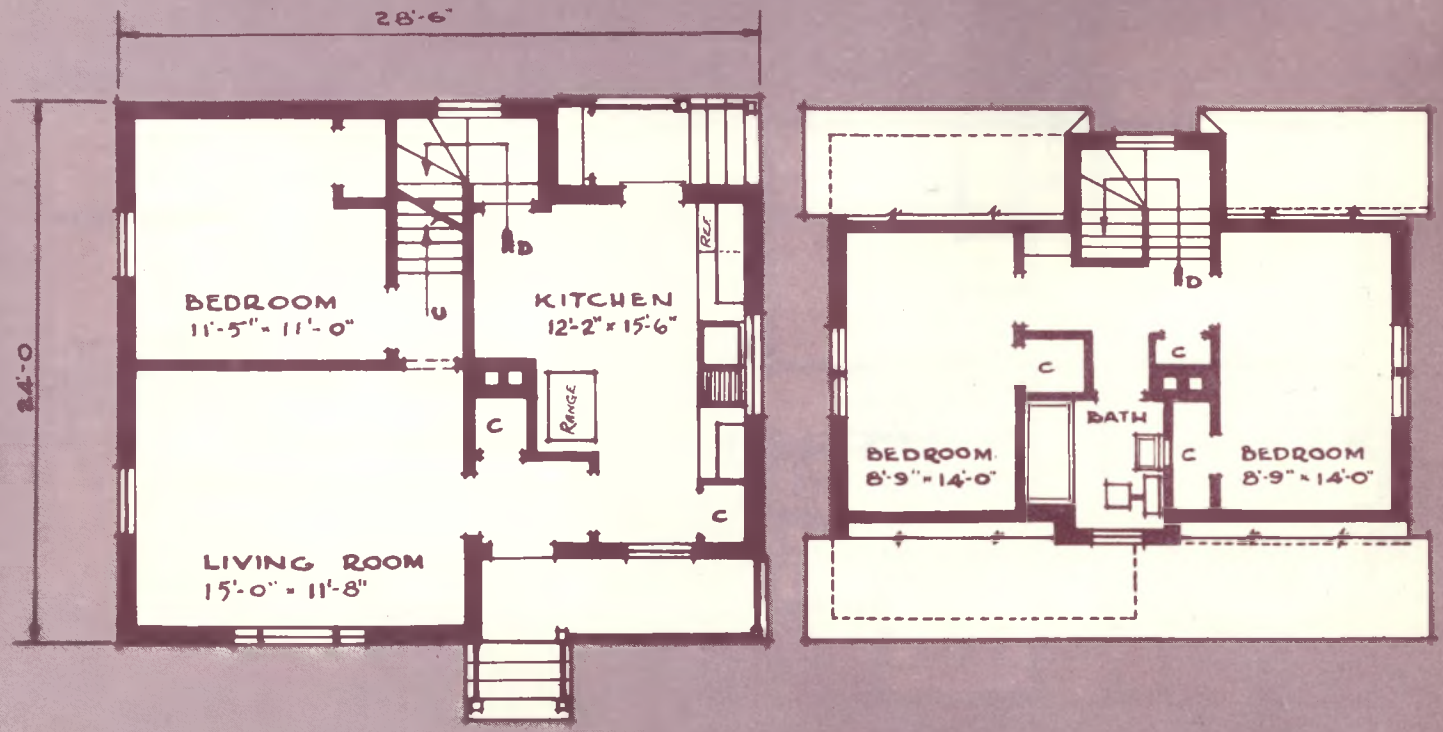


Area:
1st Floor: 780 sq. ft.
2nd Floor: 337 sq. ft.
Total: 1,117 sq. ft.

Cubic Contents:
17,022 cu. ft.

Architect:
Harold C. Beckett

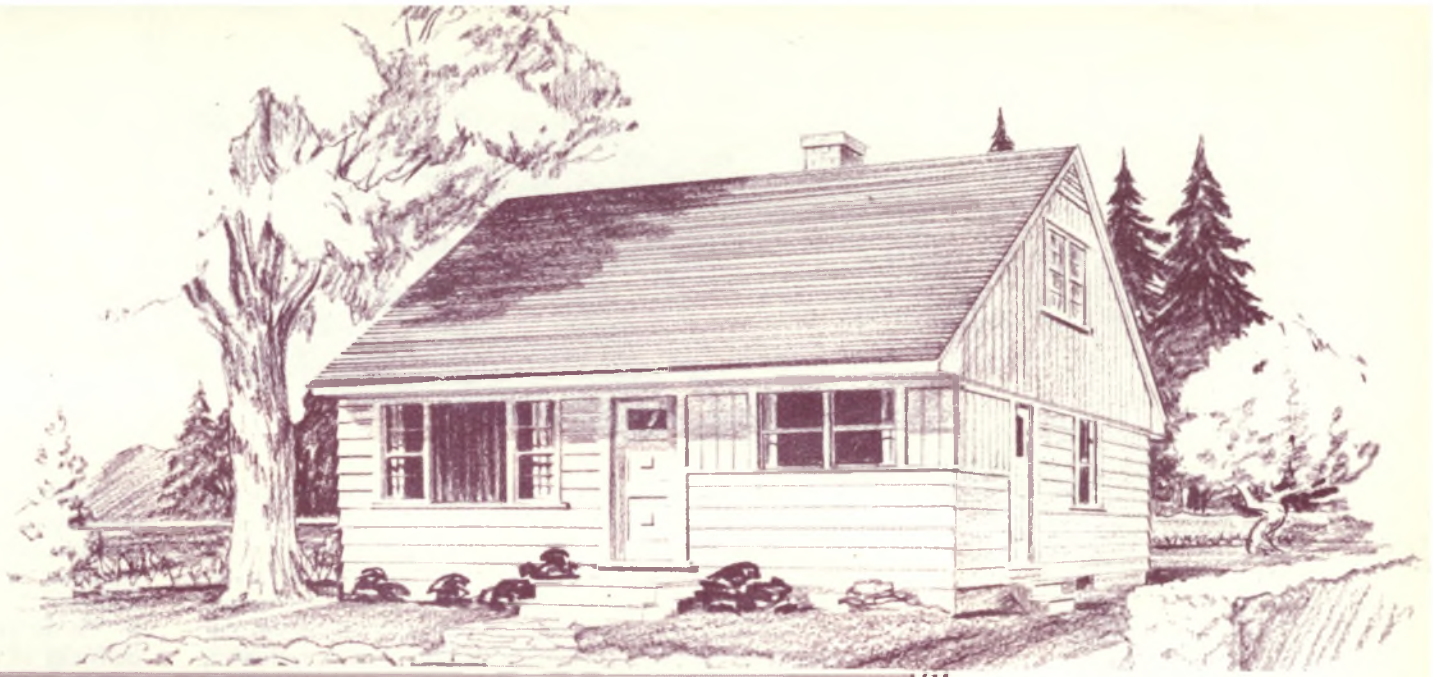
DESIGN No. 50-62

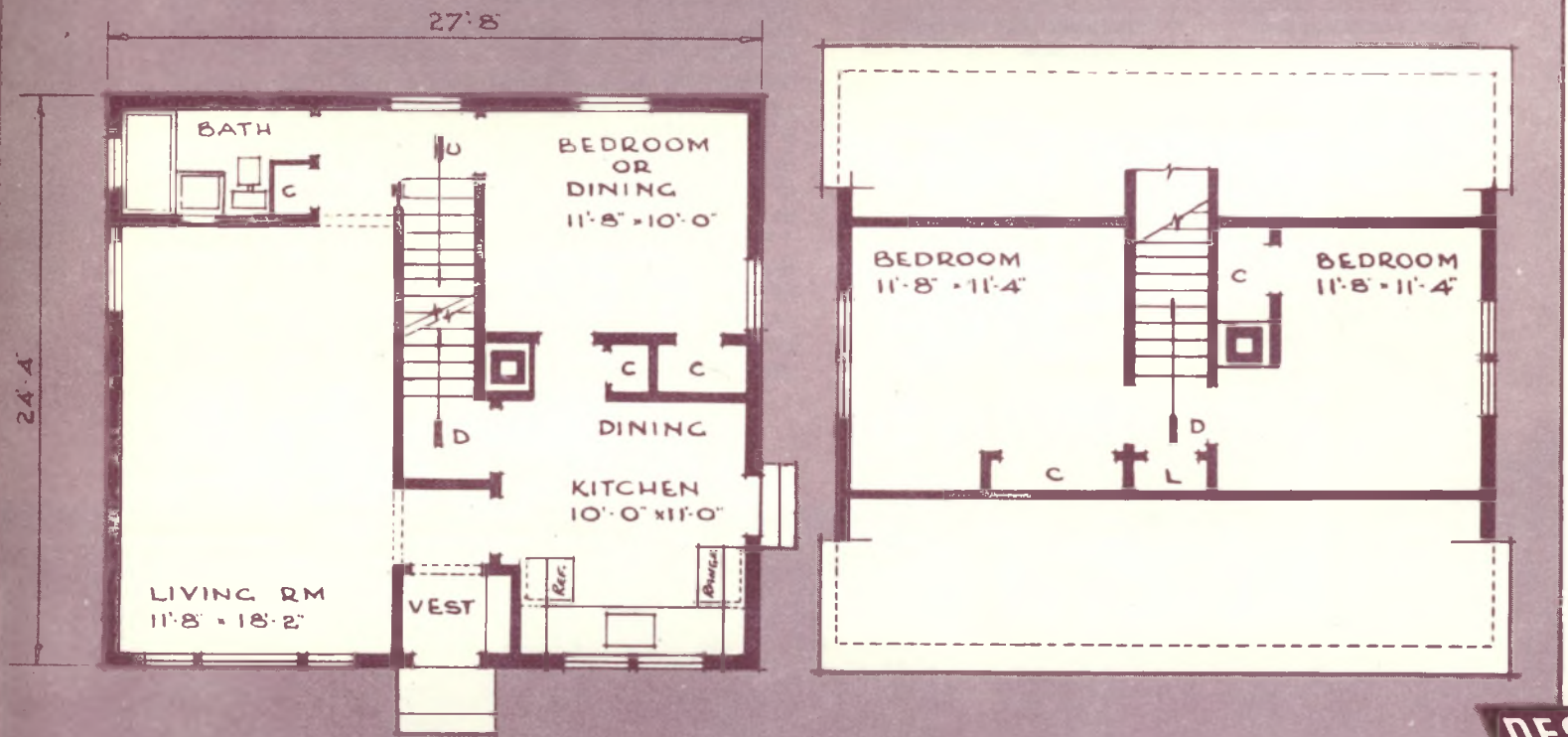


Area:
1st Floor: 603 sq. ft.
2nd Floor: 461 sq. ft.
Total: 1,064 sq. ft.

Cubic Contents:
15,399 cu. ft.

DESIGN Nº 50-63





Area:
1st Floor: 672 sq. ft.
2nd Floor: 332 sq. ft.
Total: 1,010 sq. ft.

Cubic Contents:
15,456 cu. ft.

Architect:
M. G. Dixon

DESIGN No. 50-64

Choosing the right design

The prime function of a house is to meet the needs of those who will make it their home. Thus, selection of a plan involves, first of all, an assessment of the family's actual living needs, made with one eye to the future, when children grow older and other conditions change.

In planning a house, the object is to obtain the maximum amount of livability, privacy and convenience within the floor area the budget will allow. Livability is dependent upon adequate room areas, the relationship of rooms so as to afford privacy between living and sleeping areas, the circulation or traffic within and between rooms and equipment to provide for the convenience and comfort of the family, as well as sufficient light and air.

FOOD PREPARATION
- Kitchen

DINING
- Dining Room
- Part of Living Room
- Part of Kitchen

SLEEPING
- Bedrooms

SANITATION
- Bathroom

RECREATION
- Living Room
- Basement Game Room

TRAFFIC BETWEEN ROOMS
- Halls

CHILDREN'S ACTIVITIES
- Playroom
- Living Room
- Bedroom
- Terrace, Porch or Yard

GUEST ACCOMMODATION
- Bedroom
- Living Room

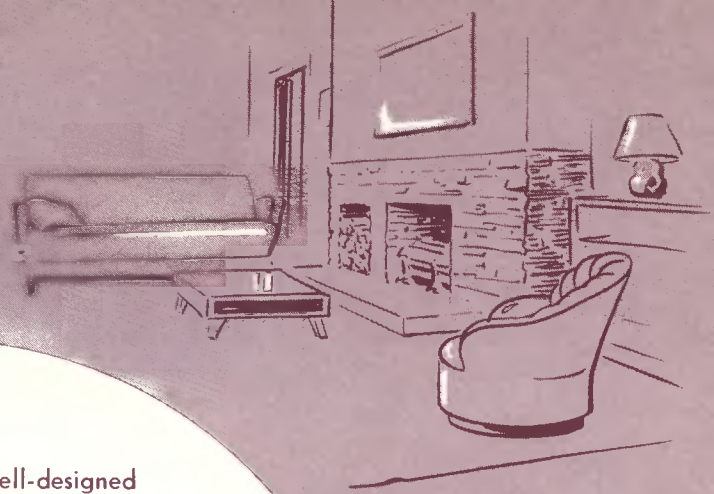
LAUNDRY
- Utility Room
- Kitchen
- Basement

STORAGE
- Closets
- Cupboards

In the preceding column is shown a check list of the activities of the normal Canadian family and the rooms or areas which may accommodate them.

In a well-designed house, these functions are integrated with sound structure to produce a pleasant and attractive house. Consequently, once the family needs are known, the next step is to determine the relationship between the required rooms with a view to arranging a satisfactory house plan and, finally, to select or prepare a design which most closely approximates this arrangement. From the great variety of house designs illustrated in this and other books in the series, most families may find one to meet their particular tastes, budget and needs.

A good functional plan separates the two main uses of a house — living and sleeping. The living uses include cooking, dining and the various family activities associated with the living room. Rooms in this area may be separate or serve combination uses but the floor areas should be in relation to the functions to assure livability.



Rooms used for sleeping should generally be located in corners to provide cross-ventilation and the bathroom should be easily accessible to all rooms and be located for a maximum of privacy.

Compromises will often be necessary but even the small house can be planned to provide ample living comfort and convenience by compact arrangement of space and to reflect simplicity, harmony and refinement in exterior design. Where two functions are combined in any room, for example, a compromise is made in the interest of space economy. Economy in planning also requires the elimination of waste space, especially unnecessary hall areas. It also demands rooms whose shape and wall space permit the use and arrangement of essential movable furniture in a minimum floor area. Economy in planning is related to the structural elements of the house and the installation of mechanical equipment, particularly those of heating and plumbing.

Exterior appearance is generally dictated by personal taste. However, unnecessary frills which add to the cost but do not serve a useful purpose should be avoided.

Structural soundness, pleasant appearance and eligibility for mortgage financing on easy terms are recommendations for any design. And because a well-designed house will be suitable to the greatest number of people, it will have a good re-sale value.

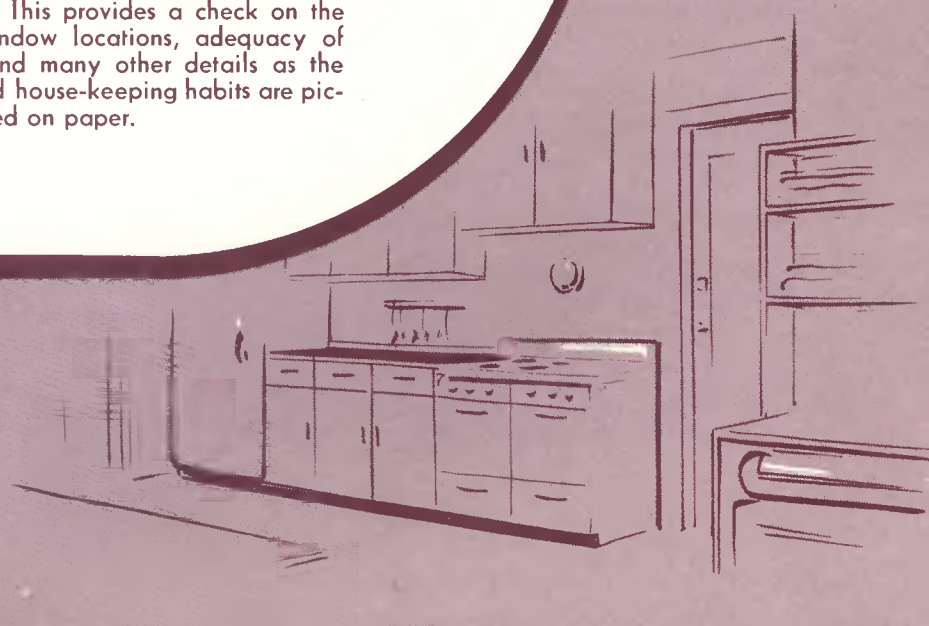
Here are a few other suggestions:

Use natural characteristics to advantage in locating the house on the lot. Leave room for a garden and garage. If possible, the latter should be attached to the house. A breezeway is a most attractive and convenient link.

Avoid windows that look into those of neighbours, but if there's a view capture it with a picture window. Rooms should be so arranged in relation to orientation that each room will get its share of sunshine during the day.

Finally, an effort should be made to visualize existing and contemplated furniture and equipment in the house and to determine whether or not it will conveniently meet the living needs of the family.

A good method of checking is to draw the floor plans to a scale of ¼" equals 1' and then sketch in furniture to the same scale. This provides a check on the circulation, door and window locations, adequacy of room sizes and shapes and many other details as the requirements of living and house-keeping habits are pictured in the house furnished on paper.



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